



Welcome

SUN PEAKS

OFFICIAL COMMUNITY PLAN OPEN HOUSE

Wednesday, July 20, 2022
Sun Peaks Centre

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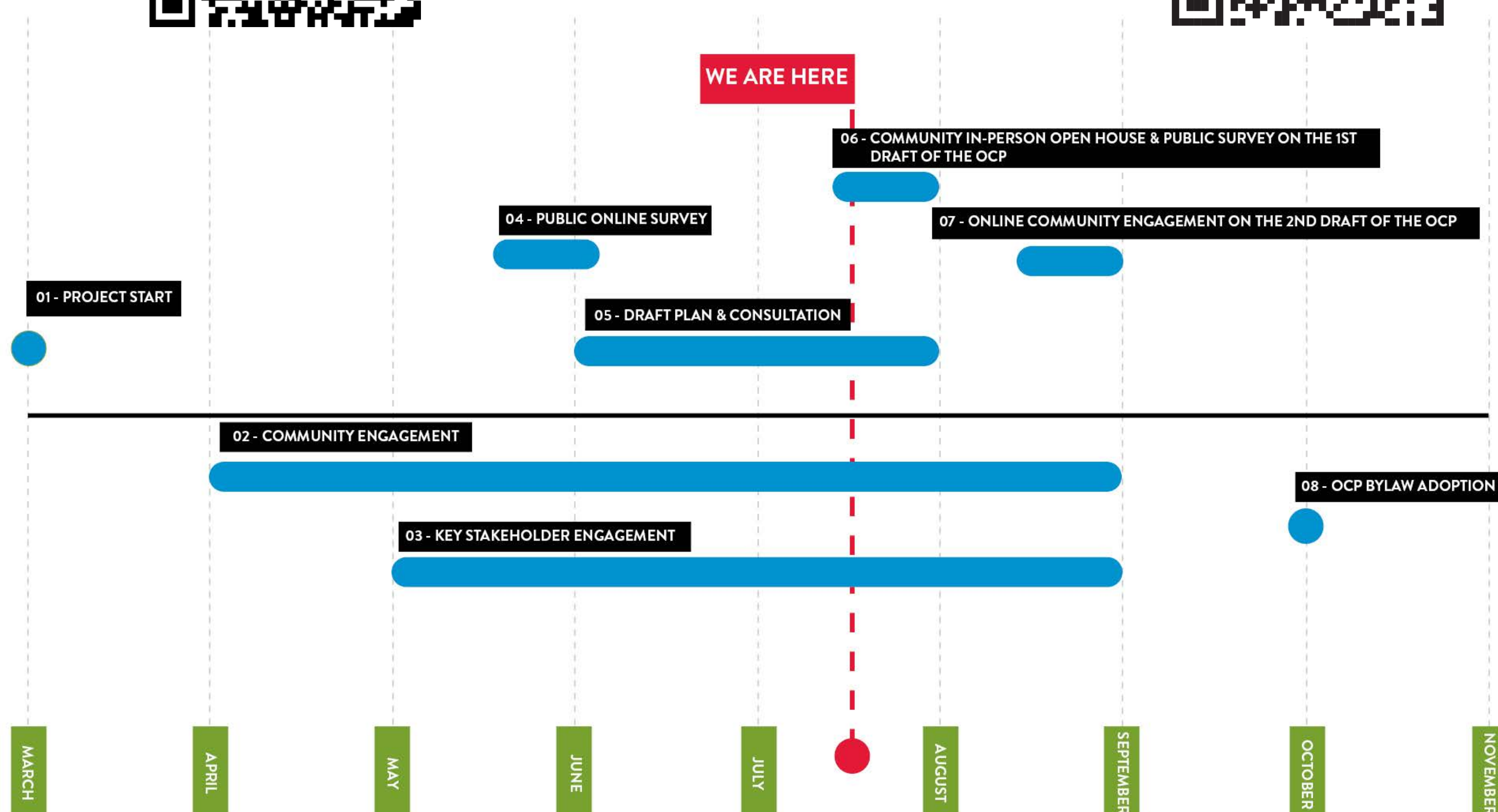
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WANT TO LEARN MORE?

Visit us online to view the existing
OCP, the draft OCP, and more
information.

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What is an OCP?

An Official Community Plan (OCP) is a long-term vision for a community. An OCP is the key plan for the future of Sun Peaks. It provides long-range policies that guides the municipality's decision-making related to important community interests such as housing, infrastructure, commercial/ industrial development and parks and recreation. All Council decisions must be made in alignment with the OCP.

Sun Peaks Mountain Resort Municipality (SPMRM) is a unique community in that it must be in alignment with Sun Peaks Master Plan. The OCP and any amendments must respect the development rights committed to by the Province under the Master Development Agreement, which was signed in 1993 by Sun Peaks Resort and the Province.

Why are we doing an OCP Refresh?

While the OCP is a 'living document' and can be amended from time to time, the current OCP has not been updated since it was prepared in 2014 and adopted in 2016. It is important that the plan be reviewed and updated every 5-10 years to ensure it continues to reflect the values and aspirations of the community. In addition, the Sun Peaks Master Plan was updated in 2020, thus an update to the OCP is warranted at this time.

How does an OCP work with other planning documents?

The policies within the OCP inform all of the Municipality's plans, policy documents and bylaws. It provides the overarching strategic direction for SPMRM Council and staff, who consider and apply the OCP vision and guiding principles to a wide range of municipal decisions such as budgeting, capital projects, servicing, and in the review of land use and development applications.

DID YOU KNOW?

That Sun Peaks is home to 128% more people in 2021 than in 2016?¹

That Sun Peaks has experienced a 278% increase in population growth since 2011?¹

That entry level housing for younger families is very difficult to find?²

That there is a need for more non-market housing options?²

That Sun Peaks has among the lowest proportions of seniors (65+) within the TNRD?²

That Sun Peaks has more short-term rental stock than the rest of the TNRD combined?²

The average age Sun Peaks is 39.9 years, whereas in BC it is 43.1?¹

The average household size is 2.2, whereas in BC it is 2.4?¹

That the highest % of occupied private dwellings is Apartments (less than 5 storeys) at 46.8%?¹

That single-detached housing accounts for 16.9% of the occupied private dwellings in Sun Peaks?¹

Notes:

1. Statistics Canada, 2021 Census

2. TNRD – Sun Peaks MRM Housing Needs Report (2021)

3. Statistics Canada, 2016 Census

Demographics

Sun Peaks Population & Dwellings (2011-2021)

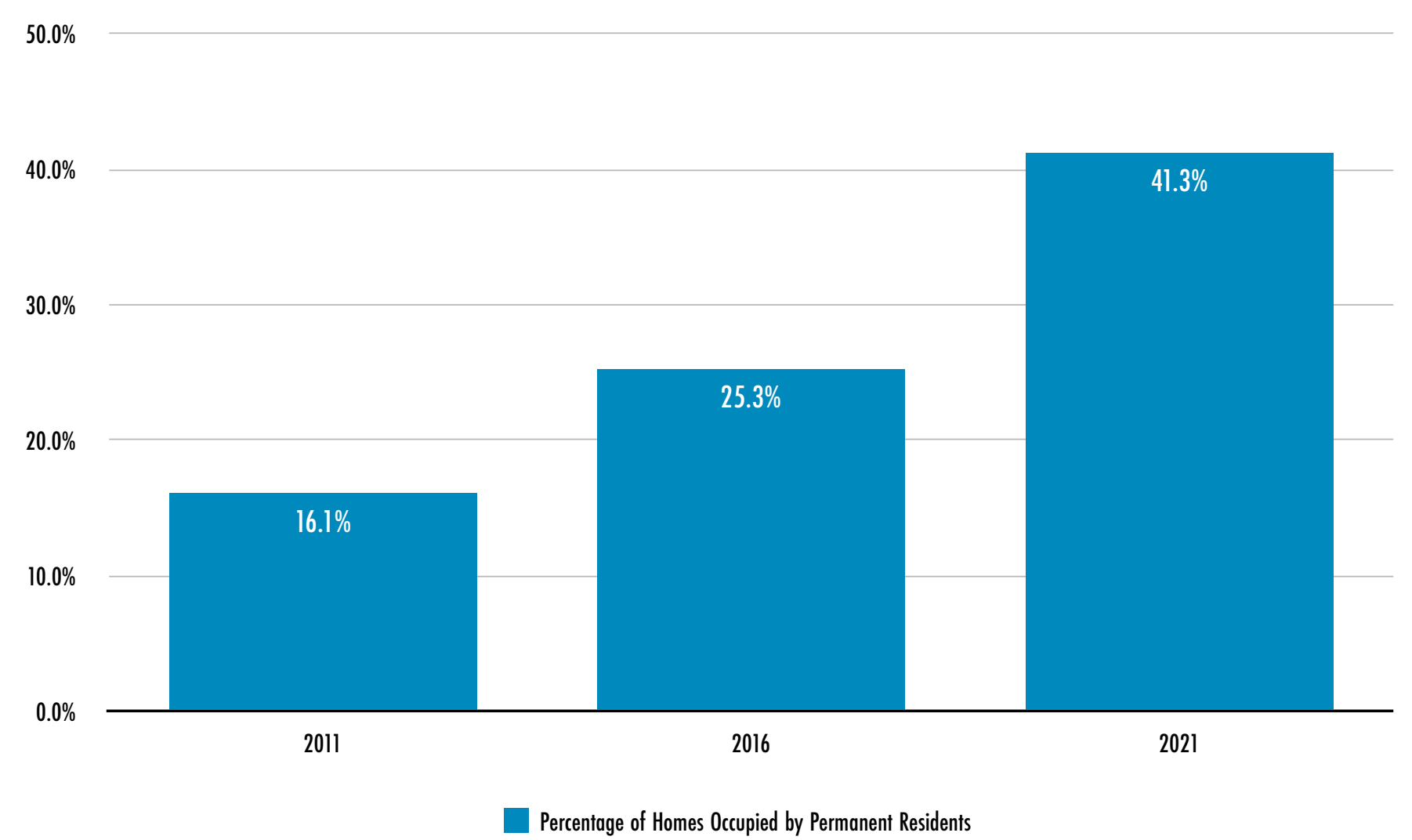
YEAR	2011	2016	2021
PERMANENT POPULATION	371	616	1,404
TOTAL PRIVATE DWELLINGS ¹	1,091	1,146	1,506
PRIVATE DWELLINGS OCCUPIED BY USUAL RESIDENTS ²	176	290	622

Source: Statistics Canada 2011, 2016, 2021 Census

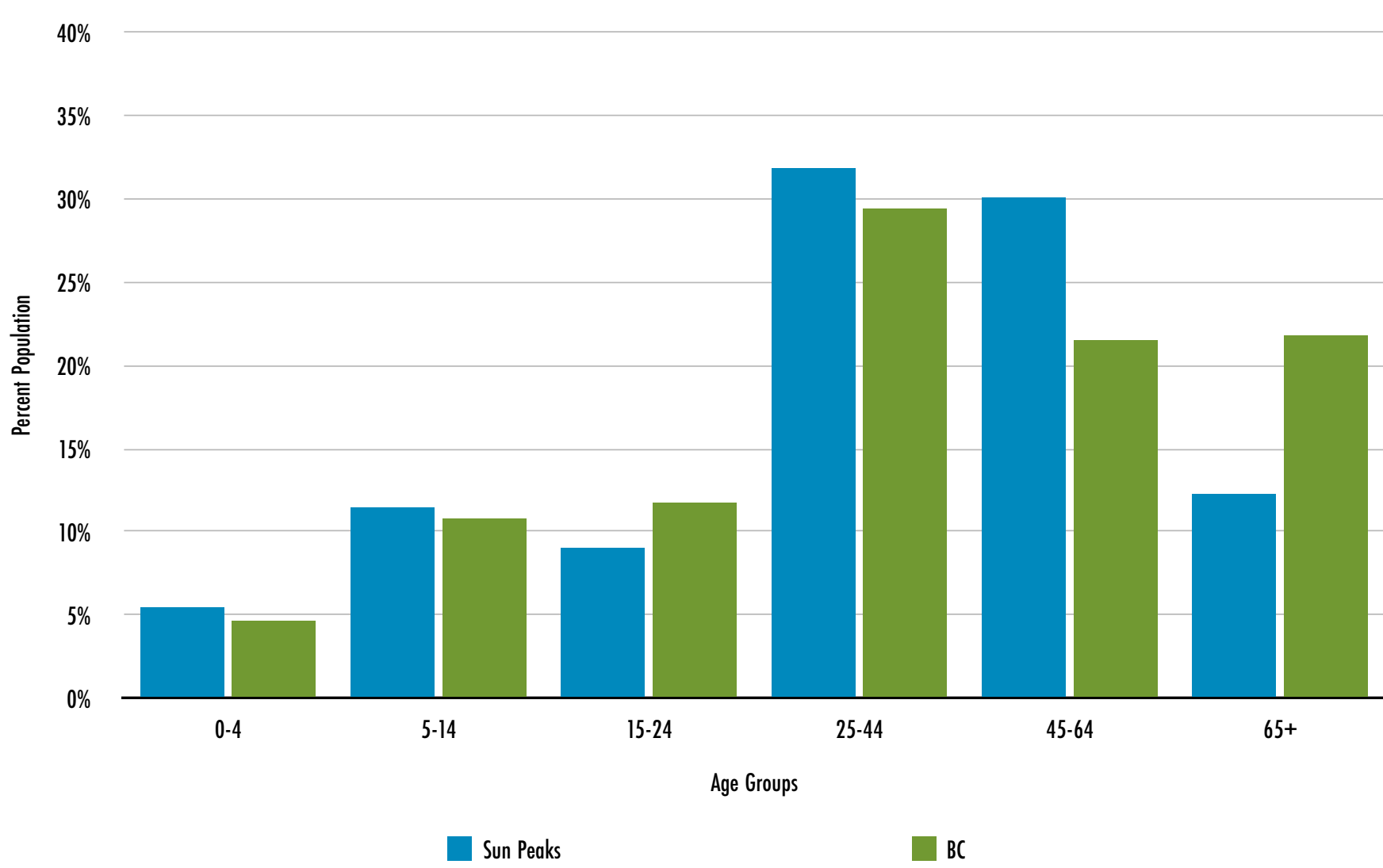
¹ Census definition of Private Dwelling: A separate set of living quarters with a private entrance either from outside the building or from a common hall, lobby, vestibule or stairway inside the building.

² Census definition of Private Dwellings Occupied by Usual Residents: A private dwelling in which a person or a group of persons is permanently residing. Also included are private dwellings whose usual residents are temporarily absent on May 11, 2021.

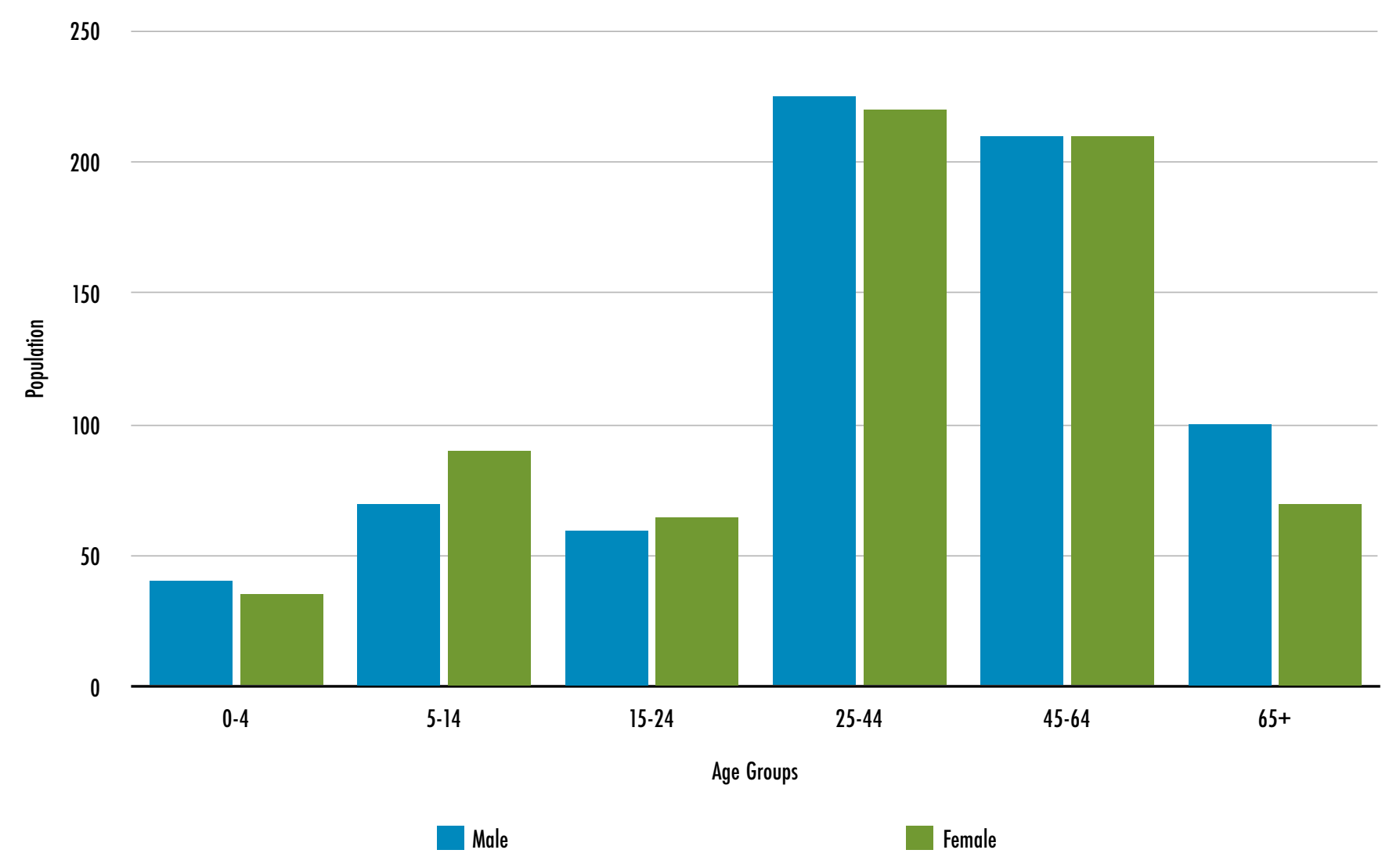
Change in Permanent Population (2011-2021)



Sun Peaks Age Demographics (2021)



Sun Peaks Gender Distribution (2021)



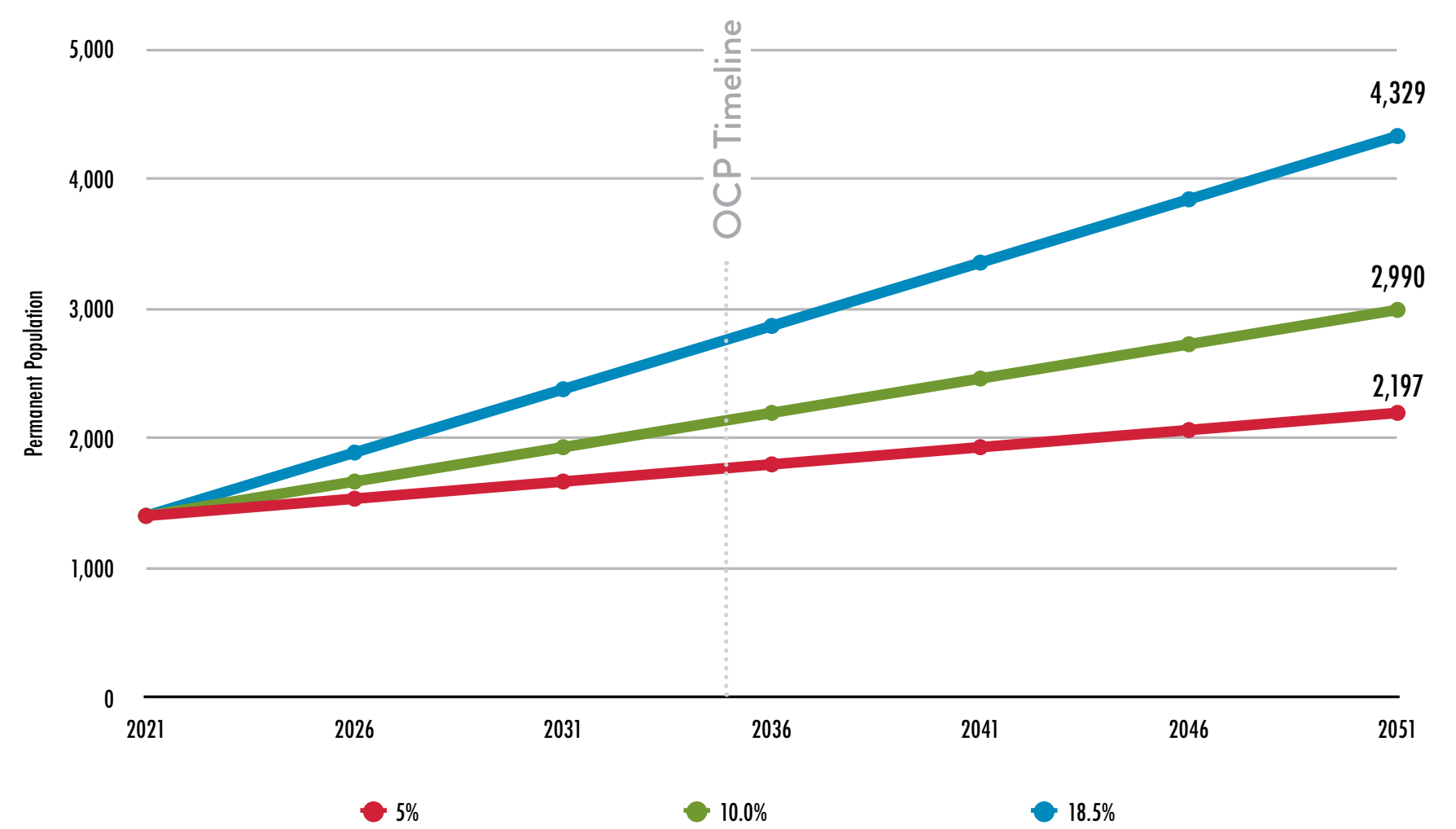
Population / Unit Projections

	ACCOMMODATION UNITS	BED UNIT CAPACITY	PERMANENT POPULATION
CURRENT SERVICED AND OCCUPIED	1,921	7,516	1,404
CURRENT SERVICED AND UNDEVELOPED/VACANT	343	1,373	254
REMAINING FOR FULL BUILD OUT	2,821	14,453	2,671
EMPLOYEE HOUSING	640	2,334	0
PRE-DEVELOPMENT AGREEMENT HOUSING	216	945	0*
Total	5,941	26,621	4,329

* Included in current permanent population number

Source: Sun Peaks Resort Master Plan Update 2020

Resident Population Projections At Resort Full Build Out (2021-2051)



Elementary Enrollment By Grade (2021-2022)

K	1	2	3	4	5	6	7	8	9	TOTAL
14	13	19	13	15	8	20	15	13	10	140

High School Enrollment By Grade (2021-2022)

10	11	12	TOTAL
5	12	4	21

Permanent Population Projections

	CURRENT GROWTH (HIGH)	MODERATE GROWTH	LOW GROWTH
	18.5 PERMANENT RESIDENTS TO EVERY 100 BED UNITS	10 PERMANENT RESIDENTS TO EVERY 100 BED UNITS, AS ABOVE)	5 PERMANENT RESIDENTS TO EVERY 100 BED UNITS, AS ABOVE)
Current serviced and occupied	1,404	1,404	1,404
Current serviced and undeveloped/vacant	254	140	70
Remaining for Full Build Out	2,671	1,445	723
Total	4,329	2,990	2,197

Sun Peaks Vision

Our Vision for Sun Peaks is to create a four season resort community for everyone.

In 2035 Sun Peaks is...A thriving full service resort community that is home to more than 2,500 permanent residents, whom live at Sun Peaks year round. With scenic vistas, abundant recreational opportunities, and all the public amenities enjoyed by other small communities, Sun Peaks offers a quality of life that is hard to beat. The resort offers meaningful employment, high quality educational opportunities and a full range of stimulating lifestyle activities and recreation.

Residents enjoy the positive energy and unique vibe that comes with living in a planned resort community that attracts visitors from around the world. Known as a four-season resort community for everyone, Sun Peaks enjoys a strong tourism profile throughout the entire year as visitors come to participate in a wide range of recreational, sporting and cultural events. Sun Peaks is known as a thriving community, with safe roads, with a full range of accommodations including affordable non-market employee accommodations, great shopping and restaurants, and easy access to Kamloops and other nearby communities.

Due to its business-friendly policies and sound infrastructure, Sun Peaks continues to prosper as a hub of economic activity within the region. Strong relationships with First Nations, the business community, and other community partners have led to a diversified local economy creating many employment opportunities for local and neighbouring residents.

Built within a pristine natural environment, Sun Peaks takes great care to protect and preserve its natural assets including water, air, land, and wildlife. Proactive and collaborative approaches to planning and development have created a beautiful, safe, and walkable community that will be enjoyed by residents and visitors alike for decades to come.

89% of the community agreed that the statement:

“Our Vision for Sun Peaks is to create a Four Season Resort for Everyone” still holds true today.

GUIDING PRINCIPLES

The Guiding Principles set high-level directions for the development and implementation of the OCP. They will be used throughout the planning and implementation process to ensure the OCP develops according to the values and principles of the community.

Survey Responses



QUALITY OF LIFE: “Quality of life means different things : affordable housing, food, education and health care.”



ENVIRONMENT: “This should be a key focus of future planning, including a move towards more sustainable/ renewable energy sources within Sun Peaks for businesses and homes.”



COMMUNITY INVOLVEMENT: “We need to find more creative ways of engaging the community.”



COLLABORATION: “Collaboration should include First Nations and shift away from attractions. The MRM needs to provide services and amenities.”



HOUSING: “Need to think outside the box: tiny home village, mobile home park, allowing for more environmentally and diverse building options, solar power, address out dated architectural guidelines, allow for smaller foot prints, etc.”



COMMUNITY PLANNING: “Also need equal consideration for the community - it can’t just all be about the resort. There is a need to work together for mutually beneficial outcomes.”



CONNECTIVITY AND WALKABILITY: “There is a big need for expanded walking trails from the East to West Village and all throughout the resort.”



FIRST NATIONS: “Create new relationships where ever possible and develop an education plan to better inform the community about the land, the heritage and the relationships we value with the First Nations people.”

What We Heard

The team has been connecting with the community throughout the first draft of the OCP. This has included:

POP-UP AT THE PLAZA: An interactive booth was set up in May to introduce the project to the community and gather feedback on key opportunities and issues within Sun Peaks

PLACESPEAK WITH KEY STAKEHOLDER GROUPS: Group and individual conversations were held with stakeholder groups representing Recreation, Arts & Culture, and Youth & Education

COMMUNITY SURVEY: Our community survey was completed by 344 individuals and helped us to better understand key areas for the Refresh, as well as community concerns around housing and short term rentals, tourism, community amenities, and environmental priorities

What are the top five issues the OCP Refresh should focus on?

1. Housing availability
2. Housing affordability
3. Need for more amenities for youth
4. Water supply
5. Lack of events and attractions during the shoulder months

What do you love most about Sun Peaks?



KEY THEMES

Enhance Community Services

- Educational services and facilities for all ages, abilities, and neurodiversities
- Library co-located with school
- Childcare
- Safe spaces and amenities for teenagers (e.g. skatepark, community centre availability)
- Health Services
- Community facilities such as a pool, public washrooms for all abilities

Enhance Recreation Amenities & Facilities for Residents and Visitors

- Protect, develop, and replace nordic trails which are being removed for development
- Park facilities and green space for children
- Trails and walking access to East Village area, sidewalks to increase pedestrian safety
- Signage and wayfinding
- Amenities for a range of income levels, from trails & sports fields to ski lifts & golf course
- Multi-use facilities that can be shared between community groups

Other Community Issues

- Protection of drinking water
- Affordable housing and staff accommodations for all businesses
- Regulation (and availability) of vacation rentals
- Continued collaboration between the SPMRM and the Resort
- Find opportunities for business and tourism in shoulder season (e.g. May & November)
- Development with climate change in mind (e.g. better emergency access route and fire smarting)

Ranked Environmental Priorities:

1. Fire resilience (Firesmart, protection against fires, forest maintenance)
2. Protection of wildlife habitat
3. Protection of surface and groundwater resources
4. Reduction of solid waste / garbage (reduce, reuse, recycle)
5. Protection of wetlands, streams, rivers and lakes



Land Use

Land Use Overview

Section 4.0 of the OCP outlines land use and community development policies based on the direction set in the Sun Peaks Master Plan Update (2020), other planning initiatives and public consultation.

POLICY 4.1.6. Recognize that all development in the community creates employee demand and with this demand comes a need to provide affordable non-market employee housing.

POLICY 4.1.7. Encourage affordable non-market housing.

Land Use – General Residential

General residential uses consist of a mix of single family dwellings, duplexes, and townhouses. These are generally located outside the village core. Single family dwellings and duplexes may include secondary suites. In addition, SPMRM has a specific zoning classification to permit short term rentals of single family and duplex residential properties.

POLICY 4.2.2. Encourage the development of secondary suites in single family and duplex residential units with covenants to enhance the inventory of housing options and where possible encourage rental of these suites by the local workforce.

POLICY 4.2.3. Encourage, where possible, SPRLLP, and all businesses who hire seasonal staff to provide affordable housing options for employees.

POLICY 4.2.7. Support zoning of new single family and duplex developments, in appropriate locations, that permit STRs (less than one month term) as opposed to spot zoning in existing residential zones.

POLICY 4.2.9. Ensure that properties that provide short term rentals pay their fair share of infrastructure (e.g., roads, sewer, and tourism marketing) capital and operating costs through fees, utility charges and equitable taxes.

Land Use – Employee Housing

POLICY 4.2.16. Explore opportunities to incentivize affordable housing throughout Sun Peaks, such as waiving, reducing or deferring applicable charges, fees, or taxes where appropriate.

POLICY 4.2.17. Direct Employee Housing uses to those areas designated as Employee Housing on Land Use Designations map Schedule C.

POLICY 4.2.18. Support the integration of secondary suites in single family and duplex dwellings, in appropriate locations, as a form of affordable employee housing with restrictive covenants.

POLICY 4.2.19. Require all employee housing in the community to complement and be in conformity with the architectural character of the community.

POLICY 4.2.20. Work with SPRLLP and other Sun Peaks businesses to develop an innovative non-market employee housing strategy to provide housing options for people working in the community. Where possible, encourage employee housing throughout the community.

POLICY 4.2.21. Support the development of staff housing for seasonal employees by SPRLLP, and all businesses at Sun Peaks.

Land Use - Institutional & Community

Sun Peaks has a full health care centre and school facility (Sun Peaks Academy) supported by a non-profit society (Sun Peaks Education Society). Both facilities are quickly outgrowing their capacity to deliver services given the current and future needs of the community.

POLICY 4.6.5. Negotiate with School District #73 to ensure that the permanent school includes multi-use space, full gymnasium, library, playing fields, and daycare facilities.

What do you LIKE about the policy directions?

What do you DISLIKE about the policy directions?

Community-Wide Goals

Infrastructure & Solid Waste Management

Sun Peaks is serviced with infrastructure including community water and sanitary services as well as a propane gas distribution system. The latter being owned by the SPRLLP and administered by SPMRM. The TNRD administers facilities for managing solid waste, including a transfer station located within Sun Peaks as well as the Heffley Creek Landfill.

POLICY 5.1.2. Plan for future expansion to meet the technical requirements and continually upgrade the systems to manage increased demand.

POLICY 5.1.3. Implement Development Cost Charges for all future development at a level that would provide approximately 75% of future utility capital costs.

POLICY 5.1.5. Encourage all existing utility users to install the most efficient water fixtures to promote water conservation.

POLICY 5.1.6. Require that all new development adhere to the most efficient water fixtures and the highest level of water conservation.

POLICY 5.1.7. Monitor and encourage restaurants to limit grease and fat into the wastewater system.

POLICY 5.1.8. Establish a test program for composting of commercial food waste and establish a full composting system for household waste when feasible.

Social and Community Development

The provision of health care and education services, along with other social and community services is critical to Sun Peaks' continued evolution and growth as a year-round community.

POLICY 5.3.2. Work collaboratively with the Sun Peaks Health Association towards the expansion of health care and emergency services.

POLICY 5.3.6. Encourage the development of community-based arts and cultural events and non-profit groups supporting youth and sports in Sun Peaks.

POLICY 5.3.7. Review and encourage opportunities to enhance local learning about the history (Sun Peaks Historical Society) and heritage of the Sun Peaks area including First Nation communities and encourage two-way student exchanges between Sun Peaks and neighbouring communities.

POLICY 5.3.8. Encourage the implementation of a First Nations message in Sun Peaks in partnership with Secwepemc communities and facilitate First Nations history, values and culture to be part of the Sun Peaks Centre.

Energy and Greenhouse Gas Management

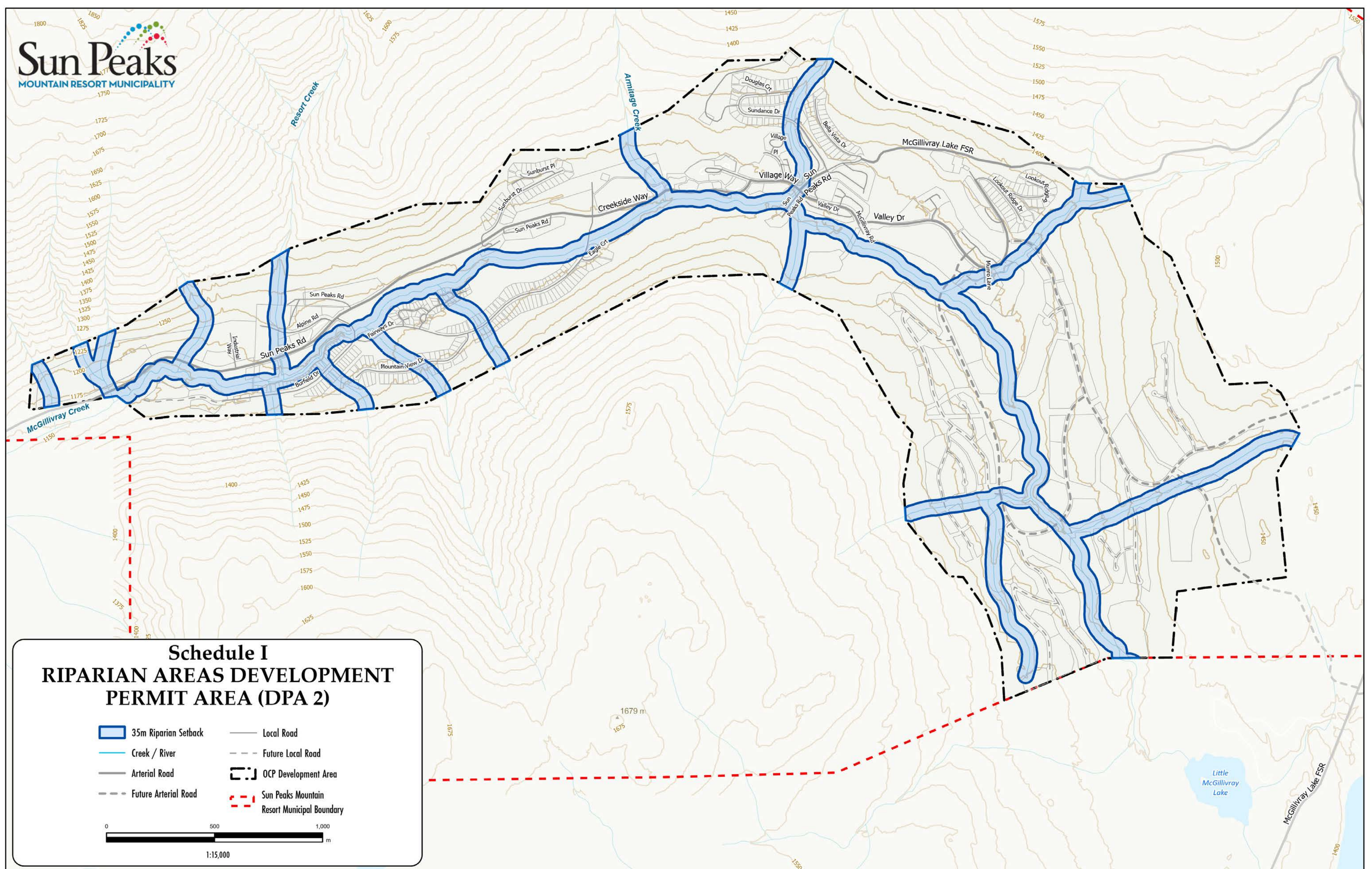
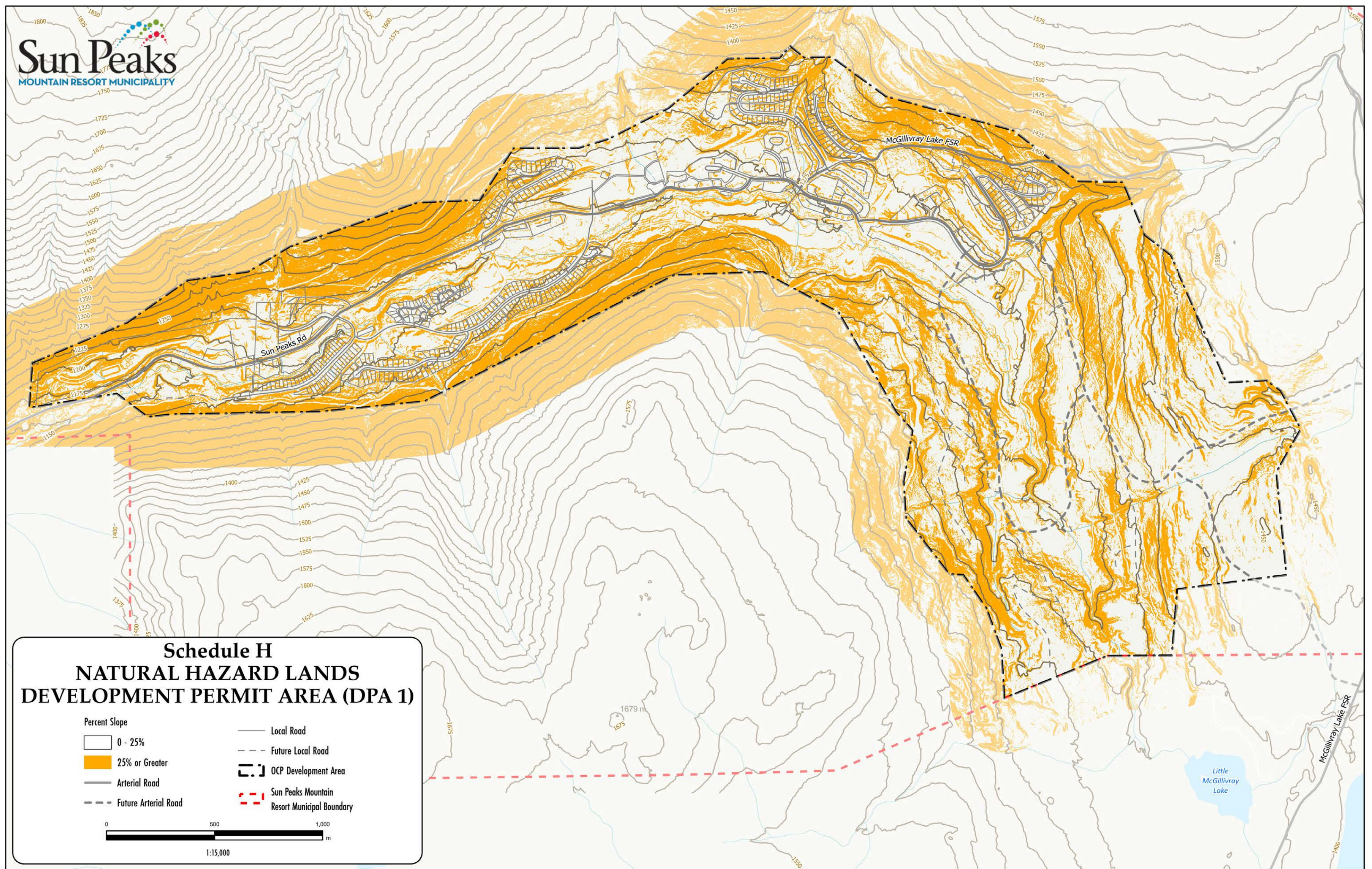
POLICY 6.2.10. Restrict the use of wood burning fireplaces throughout the community.

What do you LIKE about the policy directions?



What do you DISLIKE about the policy directions?

Development Permit Areas



Development Permit Area 1: Natural Hazard Lands

Development Permit Areas indicate specific areas within the Municipality where more detailed information is required before a subdivision is approved or a building permit is issued.

The purpose of DPA 1 - Natural Hazard Lands is to reduce potential hazards to development and to protect the natural environment with respect to development on steep slopes.

Development Permit Guidelines

A Development Permit will be required for all parcels having slopes exceeding 25%. Applications with lands having the above noted constraints must be accompanied with an application for Development Permit containing the following information:


- a) Survey plans indicating existing slopes, proposed lot grading, safe access and top and toe of the slopes;
- b) A geotechnical report certified by a geotechnical engineer (registered with the Association of Professional Engineers and Geoscientists of BC) verifying that it is suitable to build on the lots with the above constraints;
- c) Proposed building envelopes defining the limits for building footprints and identifying sufficient usable site area as required by the Zoning Bylaw. The building envelopes must be registered as covenants on the proposed parcels;
- d) Compliance with and submission of the relevant geotechnical sections of Schedule B of the BC Building Code by an Association of Professional Engineers and Geoscientists of British Columbia (APEGBC) registered professional with experience in geotechnical engineering; and
- e) A Covenant may be registered on title identifying hazards and/or restricting construction, habitation or other structures or uses on slopes of 25% or greater.

I FEEL THESE GUIDELINES ARE:

● Place a dot in the box below that best reflects your answer

TOO STRICT	JUST RIGHT	TOO WEAK

ADDITIONAL COMMENTS

Development Permit Area 2: Riparian Areas

Development Permit Areas indicate specific areas within the Municipality where more detailed information is required before a subdivision is approved or a building permit is issued.

The purpose of DPA 2 - Riparian Areas is to protect the features, functions and conditions of riparian habitat. Riparian areas include all streams as identified under the Provincial Riparian Areas Regulations.

Development Permit Guidelines

Development Permits shall be issued in accordance with the following:

- a) Development within Development Permit Area No. 2 including streams that may not be shown on the map, shall be permitted only if:
 - i) A Qualified Environmental Professional (QEP) in an assessment report certifies he or she is qualified to conduct the assessment; certifies that the assessment methods as set out in the schedule to the Riparian Areas Regulations were followed; provides an opinion that no natural features, functions or conditions that support fish life processes in the riparian assessment area will be harmfully altered, disrupted or destroyed; and
 - ii) SPMRM is notified by the Ministry of Forests that the Ministry has received the QEP's assessment report that meets the above conditions;

OR


- iii) The Minister of Fisheries and Oceans or a regulation under the Fisheries Act (Canada) authorizes the harmful alteration, disruption, or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area that would result from the implementation of the development proposal.

I FEEL THESE GUIDELINES ARE:

● Place a dot in the box below that best reflects your answer

TOO STRICT	JUST RIGHT	TOO WEAK

ADDITIONAL COMMENTS

Draft Transportation & Recreation Maps

